



828 Pioneer Drive , Irricana, Alberta - \$435,000



Main Photo

Property Description

This beautifully upgraded bungalow offers the perfect balance of modern comfort and timeless design. With 5 bedrooms, 3 full bathrooms, and direct backyard access to the park, this home is ideal for families and anyone seeking both space and convenience.

The main floor features a bright open-concept layout with vaulted ceilings, a spacious living room with a gas fireplace, and a stylish kitchen with a walk-in pantry. The kitchen is highlighted by a brand-new 2024 KitchenAid dual-fuel, dual-oven range (warranty included), complemented by abundant counter space and a reverse osmosis water filtration system with filters recently replaced. The freshly painted interior (August 2025) and hardwood laminate flooring create a clean, welcoming atmosphere throughout.

The large primary bedroom includes its own 3-piece ensuite, while the fully developed basement expands the living space with in-floor heating (serviced in 2024), a recreation room, additional bedrooms, and plumbing rough-ins for added flexibility.



Recent upgrades ensure efficiency and peace of mind, including a new high-efficiency furnace (2024), new air conditioning system (2024), new water heater (2024), new humidifier (2024), and additional attic insulation (2024). Exterior improvements include new front deck boards (2023) and well-maintained landscaping. The boardwalk on the north side of the house is a new addition to the house (2025). Off-street and RV parking provide further convenience.

Step outside and enjoy a private backyard retreat that backs directly onto the park—perfect for family gatherings or peaceful evenings outdoors.

Immaculately cared for and thoughtfully updated, this property is truly move-in ready and represents one of the best values in the area. Book your private showing today to experience all it has to offer.

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